118.0	0003	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	539,200 / 539,200
					USE VALUE:	539,200 / 539,200
					ASSESSED:	539,200 / 539,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
334		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOLOVEY ALEXANDER
Owner 2:	KARTOLOVA DELCHEVA VANCHA
Owner 3:	
Street 1:	334 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOLOVEY ALEXANDER -
Owner 2:	-
Street 1:	334 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	199,000		340,200	539,200
Total Card	0.092	199,000		340,200	539,200
Total Parcel	0.092	199,000		340,200	539,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.04 /Parcel: 351.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76232

GIS Ref

GIS Ref

Insp Date 08/31/18

!9180!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	199,000	0	4,000.	340,200	539,200		Year end	12/23/2021
2021	101	FV	192,400	0	4,000.	340,200	532,600		Year End Roll	12/10/2020
2020	101	FV	192,400	0	4,000.	340,200	532,600	532,600	Year End Roll	12/18/2019
2019	101	FV	179,500	0	4,000.	345,100	524,600	524,600	Year End Roll	1/3/2019
2018	101	FV	179,500	0	4,000.	257,600	437,100	437,100	Year End Roll	12/20/2017
2017	101	FV	179,500	0	4,000.	233,300	412,800	412,800	Year End Roll	1/3/2017
2016	101	FV	179,500	0	4,000.	223,600	403,100	403,100	Year End	1/4/2016
2015	101	FV	168,300	0	4,000.	189,500	357,800	357,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:36:44

LAST REV

Date	Time
09/11/18	15:32:40
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9180

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOVEY ALEXAND	37105-371		11/14/2002	Family	10	No	No		
PATTERSON RICHA	35168-1		3/27/2002		271,600	No	No		
SPRISSLER CHARL	23721-396		10/1/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2013	1395	Manual	800	C				
12/6/2011	1600	New Wind	1,450					replace 1 window

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Info By Phon	DGM	D Mann
8/31/2018	MEAS&NOTICE	BS	Barbara S
1/23/2014	Info Fm Prmt	EMK	Ellen K
3/23/2009	Meas/Inspect	163	PATRIOT
6/3/2002	MLS	MM	Mary M
4/24/2000	Inspected	270	PATRIOT
2/15/2000	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.22	5			Ledge	-10					340,200						340,200	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	340,200	Spl Credit		Total:	340,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	33.76	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	148.191
Other Features:	79250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300458
Depreciation:	101435
Depreciated Total:	199023

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

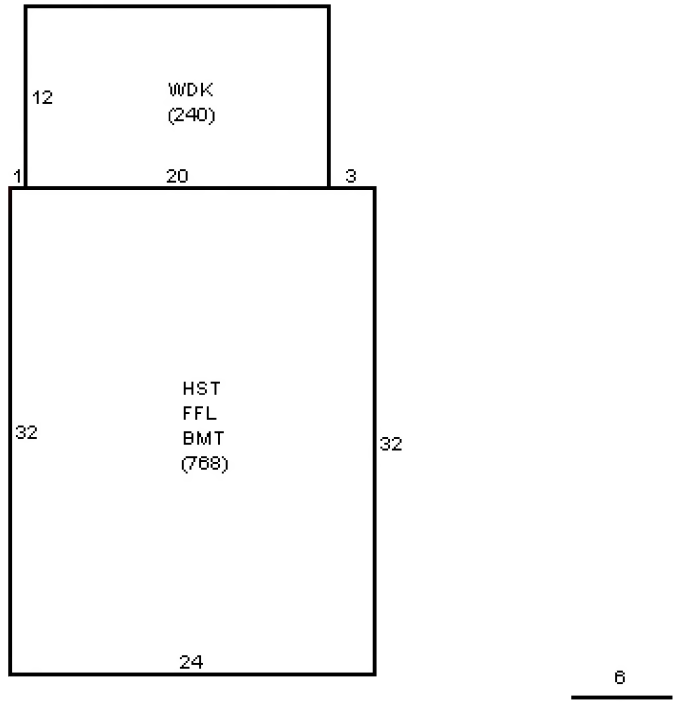
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.19
Special Features:	0	Val/Su Net:	92.13
Final Total:	199000	Val/Su SzAd	172.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.570	48,057
FFL	First Floor	768	148.190	113,811
HST	Half Story	384	148.190	56,905
WDK	Deck	240	10.150	2,435
	Net Sketched Area:	2,160	Total:	221,208
Size Ad	1152	Gross Area	2544	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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